

MINUTES
REGULAR WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
October 20, 2009
5:00 p.m.

CALL TO ORDER

Mayor Nelson called the City Council meeting to order.

Councilmembers Present:	Shoop, Beeson, McClendon, Nicholls, Johnson and Mayor Nelson
Councilmembers Absent:	Mendoza
Staffmembers Present:	City Administrator, Mark Watson
	Deputy City Administrator, Bob Stull
	Yuma Crossing National Heritage Area Corporation, Executive Director, Charles Flynn
	Assistant City Attorney, Richard Files
	Fire Chief, Jack McArthur
	Assistant City Attorney, Connie Scoggins
	Director of Community Development, Laurie Lineberry
	Assistant to the City Administrator, Greg Stopka
	Various department heads or their representatives
	City Clerk, Brigitta M. Kuiper

I. WELCOME MAYOR MANUEL BANDENEBRO

Mayor Nelson proclaimed City Hall Conference Room 138 as the San Luis Rio Colorado room in honor of Yuma's strong tie with its Sister City, San Luis, Rio Colorado, Mexico. He presented a copy of the proclamation to the new Mayor of the San Luis, Manuel Bandenebro, noting that San Luis is a major part of Yuma's economy; the Sister City relationship is beneficial to both communities. **Bandenebro** expressed his appreciation; Javier Morales translated. The two exchanged community flags. **Watson** noted that the City of Yuma greatly values its relationship with San Luis.

II. SUMMARY OF CURRENT EVENTS

Returning to this item at the end of the meeting, **Watson** announced that the City of Yuma has been awarded the Municipal Government Professional Access Award by the Alliance for Community Media for public access and outreach activities by the Strategic Communications/Public Affairs Division.

III. REGULAR CITY COUNCIL MEETING AGENDA OF OCTOBER 21, 2009

Maintenance Agreement: Bureau of Reclamation - Multi-Species Conservation Program

McClendon asked for a summarization of the proposed agreement.

Flynn: The City of Yuma, in conjunction with the Quechan Indian Nation and the Yuma Crossing National Heritage Area Corporation (YCNHAC), has been working to create the East Wetlands by removing non-native plants and planting native species. The East Wetlands area ultimately included 1,400 acres; however, the main focus to date has been on that part of the Wetlands lying within the current City limits, roughly from the Ocean-to-Ocean Highway Bridge to Avenue 2E (Pacific Avenue), some 350 acres. All involved realized that restoring the land to native vegetation, over time, needs ongoing maintenance. A year ago, the U.S. Bureau of Reclamation (USBR) approached the City offering to include the East Wetlands in its Lower Colorado River Multi-Species Conservation Program (MSCP), a program initiated by the federal government whereby USBR must restore 8,000 acres along the Colorado River from Hoover Dam to the Mexican border in conjunction with hundreds of stakeholders. The agreement provides for USBR/MSCP will pay 70% of the annual maintenance costs for the East Wetlands for 50 years, with the Quechans, the City and YCNHAC paying the remaining 30% divided equally among them. Although the commitment is for 50 years, the agreement is year-to-year so that prior to December of each year the work plan for the new year would be negotiated. Per the agreement, the Quechans and the City of Yuma would be providing the water; the Quechan Tribal Council is positive about the agreement and is moving forward. This agreement will strengthen the relationship between the partners and provide significant funding for maintenance. YCNHAC would act as the managing agent.

Discussion

McClendon: When will the agreement begin? Will the year-to-year planning be such that if funds aren't allocated, the project won't be left up in the air? **Flynn:** The agreement should begin as soon as all parties sign, probably by January 2010. Some money for maintenance has already been set aside from a USBR appropriations grant. The work plan will not include expansive goals; it will be specific to the needs of each year for the 350 acres involved.

Nicholls: Can the agreement be expanded? **Flynn:** Expansion of the area is possible, but, given the scope of the MSCP, it would be difficult to expand the area significantly. **Nicholls:** Will the project involve local contractors. **Flynn:** Work would be done through personnel hired by YCNHAC and by local contractors. **Nicholls:** Would the 1,000 acre feet of water be able to be credited to Yuma towards its monetary contribution? **Flynn:** No; making the water contribution a transaction would make the program difficult to administer, given the hundreds of landowners along the Colorado River that could eventually be involved.

Shoop: Is expanding past 22nd Avenue and partnering with the Cocopah Indian Nation still a possibility? **Flynn:** It is; YCNHAC is exploring Paradise Cove with USBR, which lies within this area. The greatest challenge to restoring areas to native vegetation is maintaining that restoration long term.

Ordinance O2009-63: Exchange and Acquisition of Real Property - 16th Street and Avenue A Improvements

Johnson questioned the high cost per square foot, \$24.70, for the property the City would be acquiring with this ordinance - essentially parking lots. **Files:** Each parking space is valued at \$20,000; the parking spaces are commercial and lie along a high traffic corridor, which increases their value. The City would be receiving a \$15 per square foot credit for the old Shay property, so the cost appears exaggerated. The City will exchange its 8,851.41 square feet of property for an equal amount of the

owner's property and the City will acquire the remaining 14,565.99 square feet needed for a cost of \$359,729.85.

Johnson: What would preclude the owner from installing driveways into the parcel at the northwest corner? **Brooberg:** Redevelopment of that property would be considered the redevelopment of a vacant piece of property and, thus, no driveway could be installed within 300 feet of the intersection, per the City's standard policy.

Intergovernmental Agreement: Mutual Aid and Assistance - Town of Wellton, Arizona

Nicholls: Is this simply a renewal or are the contract terms being revised? **McArthur:** The City has been in the process of updating all of its Mutual Aid and Assistance Agreements, to modernize the wording and include mutual indemnifications. The City has an automatic response agreement with Marine Corps Air Station – Yuma, but this agreement with Wellton is not an automatic response; the City Fire Department would respond to a Wellton event if asked by Wellton to do so. It is to the benefit of both parties to lay out the roles and responsibilities of both parties prior to an event.

Mayor Nelson: Why is this mutual aid agreement being approved by motion, when there is a resolution to repeal the previous mutual aid agreement with Wellton also on the agenda? **McArthur:** The previous mutual aid agreement was approved by resolution and so must be repealed by resolution. **Scoggins:** Approval of the proposed agreement by resolution or motion will have no affect on the agreement.

Ordinance O2009-54: Zoning Code Text Amendment – Chapter 154-282, Design and Historic Review Commission

In response to questions, **Lineberry** explained that in merging the Design Review Commission and the Historic District Review Commission into the Design and Historic Review Commission certain procedures had to be corrected; however, no authority was removed or added. The requirement that appeals must go before the local Superior Court is a longstanding provision. The Brinley Avenue Historic District is a small area located along 2nd Street and Madison Avenue in the Downtown.

IV. SOUTHWEST FUTURES FORUM

Stopka briefed the City Council on the 2009 Spring and Fall Southwest Futures Forum Plenary Session discussions; he presented the following information.

- A bi-annual forum that brings together representatives of the public and private sectors to talk about issues that have to do with the future of Yuma and the Southwest.
 - Held at Booth Machinery facility
 - Held every Spring and Fall
 - Coordinated through Steering Committee
- Develop meaningful recommendations
- The Futures Forum is an outgrowth of the Yuma Growth Management Summit held five years ago.

- Members:
 - Public: School administrators; local, state and federal government representatives and administrators; Yuma Visitors Bureau; Yuma Private Industry Council; law enforcement; Yuma County Airport Authority
 - Private: members of the media, military, and the business and agriculture community; Southwest Arizona Port Users; engineers; architects; developers military
 - Guest speakers relative to chosen topics
- Procedures
 - Issues are briefed prior to a panel and breakout discussions
 - More detailed reports on the discussions will be published and available upon request.
- Main Topic – Spring 2009: Youth Gang Activity
 - Focus of questions discussed: prevention; youth alternative activities; successful programs in other communities; parental role; identifying needed resources and potential sources; collective security; current programs and expansion of involvement; reasons gangs are attractive to youth; danger signals; parental responses
- Main Topic – Fall 2009: Land Use – Reflections and Directions – Fall 2009
 - Background:
 - What did the community think it would be like today ten years ago?
 - Population over 100,000 was expected; reality: continued growth but mitigated by downturn in economy; 2010 census expected to show 98,000
 - Steady growth 2.5-3% per year; reality: growth has fluctuated, averaging 2.4%
 - Continued growth of East Mesa; reality: growth has slowed, but new sewer and water facilities were needed and have been used
 - What are the current conditions?
 - Weathering economic downturn better than most Arizona communities
 - Focusing on quality of life
 - Rethinking business processes to streamline and cost effective services
 - What will the next 10 years bring?
 - Return to 2.5 to 3.5% annual growth rates
 - Development of alternative energy projects
 - 2015: population of over 100,000
 - Increased development pressure along Area Service Highway and traffic issues
 - Laurel Subdivision: showpiece of Smart Growth
 - Vision for the future
 - Balance between agriculture, business and military
 - Protect natural resources, especially water
 - Create County-wide community – council of governments to discuss issues
 - Enhance image
 - Yuma high quality of life but affordable; strong sense of community
 - Business friendly, skilled labor force, strong infrastructure
 - Positives: Affordable housing, safe, cultural diversity, clean environment, energy advantages, developing wetlands,
 - Negatives: 5th highest commercial prop tax, lack of available private land

- Uniformity and growth
 - Too many individual political decisions; not enough cohesive community decisions
 - Strive for uniform enforcement through greater communication and more dialogue more often
- Managed growth
 - Identify what Yuma's history is before deciding what role it should play in planning.
 - Interconnections - shared responsibility for the impact of growth
 - Leaders to continue open communication
- Achieving balance between the conflicting needs and restrictions imposed by the preservation of agriculture, avoiding military base encroachment, providing for residential and industrial development and the necessary extension of infrastructure
 - Develop true joint use plan that all parties will abide by – accountability.
 - Education on issues
 - Continued open communication and greater involvement of community entities

Discussion

Shoop: The consensus of forum was that countywide discussions need to continue and increase; however, just recently she learned of a new annexation by San Luis that will abut Yuma's City limits through a legal ad in the newspaper. Neither San Luis nor Somerton has representatives at the Futures Forum. These absent communities need to be drawn into discussions by offering topics of interest for future discussions. She had thought that there was an understanding between San Luis and the City that if either were to annex land that would touch the other's city limits, they would notify the other and take input. The area will soon be involved in a countywide general plan, so everyone needs to be involved in the planning. **Stopka:** Local experts from San Luis and Somerton were speakers at the forum.

McClendon questioned whether any of the suggestions and recommendations coming out of the forum were actually implemented. Who gets the information and is the forum bearing any fruits? **Stopka:** Reports are published and distributed to all parties who attended the forum. Copies are also distributed to various entities throughout the community. He offered to bring up the measurement of outcomes at an upcoming greater Steering Committee meeting that will discuss the future of the forum.

Johnson asked what the various groups at the forum found to be Yuma's most favorable attribute. His group stated it was Yuma's people. **Stopka:** One of the main themes throughout the groups was that Yuma has a strong feeling of community, despite continued growth, which is quite unique.

V. CITY OF YUMA BOARDS, COMMISSIONS AND COMMITTEES

Mayor Nelson stated there will be several appointments made at tomorrow's meeting.

VI. ADDITIONAL ITEMS FOR POSSIBLE DISCUSSION - none

VII. ADJOURNMENT/EXECUTIVE SESSION

Motion (Beeson/Johnson): To adjourn the meeting. Voice vote: **adopted** 7-0. The meeting adjourned at 6:07 p.m. No Executive Session was held.



Brigitta M. Kuiper, City Clerk

APPROVED:


Lawrence K. Nelson, Mayor

Approved at the City Council Meeting of: <u>November 18, 2009</u> City Clerk: <u>B. Kuiper</u>
